

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
September 17, 2014, 4:00 P.M.**

Consent Agenda

- (1) **320 S. Washington Street**, Zane Cook, 14-TV-66. Request for an extension of time to complete repairs.
- (2) **862 E. Sherwood Hills Drive**, Bruce Evans, 14-TV-77, Request for an extension of time to complete Repairs
- (3) **414 S. Lincoln Street**, H.A.N.D., 14-RV-119. Request for rescission of a variance.
- (4) **3901 E. Barrington Drive**, Jocelyn Hanson, 14-TV-120. Request for an extension of time to complete repairs.
- (5) **621 W. 4th Street**, Charles Cole, 14-TV-121. Request for an extension of time to complete repairs.
- (6) **623 W. 13th Street**, H.A.N.D., 14-RV-122. Request for rescission of a variance.
- (7) **1313 E. Matlock Road**, H.A.N.D., 14-RV-123. Request for rescission of a variance.
- (8) **815 N. College Avenue**, GMS-Pavilion Properties, LLC, 14-TV-124. Request for an extension of time to complete repairs.
- (9) **629-629 ½ N. College Avenue**, H.A.N.D., 14-RV-125. Request for rescission of a variance.
- (10) **405 ½ S. Walnut Street**, H.A.N.D., 14-RV-126. Request for rescission of a variance.
- (11) **713 N. Park Avenue**, Candi Mullis (Parker Real Estate Management), 14-TV-127. Request for an extension of time to complete repairs.
- (12) **1119 N. Madison**, H.A.N.D., 14-RV-128. Request for rescission of a variance.
- (13) **704 E. 1st Street**, Jeff Zarya, 14-TV-129. Request for an extension of time to complete repairs.
- (14) **1723 North Lincoln Street**, Mike Baldomero, Olympus Properties, 14-TV-130. Request for an extension of time to complete repairs.
- (15) **1021 N. Indiana**, H.A.N.D., 14-RV-131. Request for rescission of a variance.
- (16) **331 E. Varsity Lane**, Lingling Chen, 14-AA-132. Request from an administrative decision.
- (17) **4307 Cricket Knoll**, Carl Briggs (Mark Kleinbauer), 14-TV-133. Request for an extension of time to complete repairs.

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VII. **ADJOURNMENT**



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: September 17, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-66(old)

Address: 320 S. Washington St.

Petitioner: Middle Way House, Zane Cook

Inspector: Maria McCormick

Staff Report: This property was previously granted an extension of time to complete repairs that were found as part of the boiler inspection that was required during the cycle inspection. The repairs have been completed, however the State of Indiana boiler inspector has not returned to complete the re-inspection. The petitioner is requesting an additional extension of time so that the state inspector will be able to return.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: November 15, 2014

Attachments: Application of Appeal

RECEIVED
AUG 06 2014



BY: [Signature] Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 320 S. Washington Street

Petitioner's Name: Zane Cook (812) 327-6012

Address: 401 S. Washington St.

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-327-1012 Email Address: Casedraspring@gmail.com

Property Owner's Name: Toby Strout middleway house, INC.

Address: 320 S. Washington St.

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-333-7404 Email Address: tstrout@hotmail.com

Occupants: 4/1/2

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

A) An extension of time to complete repairs (Petition type TV)

B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)

C) Relief from an administrative decision (Petition type AA)

D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number 14-TV-66
dt-Business

SEE REVERSE

Please provide details regarding your request below, you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Repairs have been made
waiting on state inspector
who says that he will be
down some time in the next
few months.

Signature (required): *Zane Cook*

Name (please print): ZANE COOK Date: 8-6-14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



MECHANICAL CONTRACTORS

2010 VERNAL PIKE - P. O. BOX 1998
BLOOMINGTON, IN 47402-1998
PHONE: (812) 339-2579 / FAX (812) 331-7235

Invoice

Invoice Number: S76119
Invoice Date: 8/6/2014
Page: 1 of 1

Bill To: MIDD
MIDDLE WAY HOUSE
318 S. WASHINGTON ST.
BLOOMINGTON, IN 47401

Service 003163
Location: MIDDLE WAY HOUSE
318 S. WASHINGTON ST.
BLOOMINGTON, IN 47401

Work Order ID	Complete Date	PO Number	Terms	Called in By
S76119			Net 30 Days	

Description of Work

FURNISHED LABOR AND MATERIAL TO INSTALL BOILER HIGH LIMITS. BOILER LIMIT IS 210 DEGREES - HIGH LIMITS INSTALLED FOR 200 DEGREES, M#02-2801 PER QUOTED DATED 6/23/14 (COPY ATTACHED)

Qty	Item ID	Description	Date	Unit Price	Disc %	Amount
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Other Charges

LABOR AND MATERIAL	08/06/2014					710.00
				SubTotal		<u>710.00</u>

Invoice Subtotal	710.00
Sales Tax	0.00
Invoice Total	710.00
Payment Received	0.00
Balance Due	<u>710.00</u>



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: September 17, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-77 (Old Business)
Address: 862 E. Sherwood Hills Dr.
Petitioner: Bruce & Rita Evans
Inspector: Norman Mosier
Staff Report: May 7, 2014 – Conducted Complaint Inspection
May 23, 2014 – Received BHQA Appeal

Petitioner is requesting an additional extension of time to complete the repairs to unit. Contractor was unable to meet the previous starting date of contract of repair.

Staff recommendation: Grant the request.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: November 17, 2014

Attachments: Complaint Inspection Report, BHQA Appeal, Petitioner's Letter



RECEIVED
APR 25 2014

Application for Appeal
To The BY: _____
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 862 E. Sherwood hills

Petitioner's Name: Bruce Evans

Address: 3391 Winthrop Dr.

City: Lexington State: Ky Zip Code: 40503

Phone Number: 859-223-7772 Email Address: Ky Evans 77@~~yahoo~~ yahoo.com

Property Owner's Name: Bruce, Rita Evans

Address: 3391 Winthrop Dr.

City: Lexington State: Ky Zip Code: 40503

Phone Number: 859-223-7772 Email Address: Ky Evans 77@yahoo.com

Occupants: Retired, School teacher

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 14-TV-77

(OLD BUSINESS)

SEE REVERSE

Please provide details regarding your request below, you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Contractor gave us A start Date of mid. Aug. Contacting today @ (29 July 2014) Contractor told us He'd be able to start work Next week earliest.

Requesting Extension of time of 2 months. For repairs of unit

Signature (required): Bruce Evan

Name (please print): Bruce Evan Date: July 29, 2014

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

MAY 14 2014

COMPLAINT INSPECTION REPORT

5950

OWNERS

Evans, Bruce R. & Rita J.
3391 Winthrop Dr.
Lexington, KY 40503

TENANT:

Kimberly Brumble
862 E. Sherwood Hills Dr.
Bloomington, In. 47401

AGENT

Evans, Brett
631 Mountain Pin Dr
Greenwood, IN 46143

Prop. Location: 862 E Sherwood Hills DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/5

Date Inspected: 05/07/2014
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

Inspectors: Norman Mosier
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

The following items are the result of a complaint inspection conducted on 05/07/2014. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines of up to \$100.00/day. If you have questions regarding this report, please contact this office at 349-3420.

Kimberly Brumble
862 E. Sherwood Hills Dr.
Stairway Closet:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

43

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
BMC 16.04.060(a)

Stairway Landing:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials and remove the mold adjacent to the can light. BMC 16.04.060(a), (b).

Kitchen:

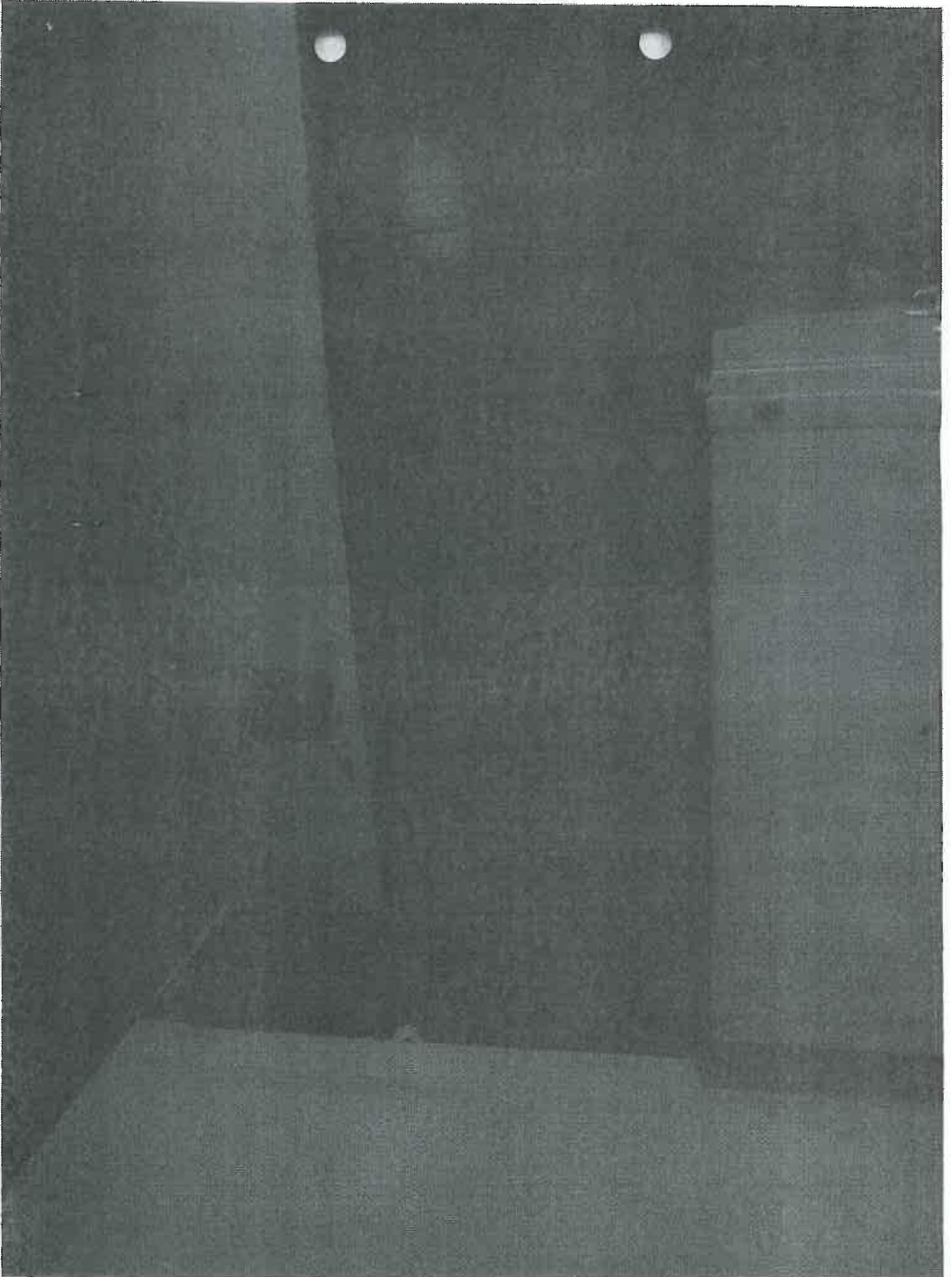
Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
BMC 16.04.060(a)

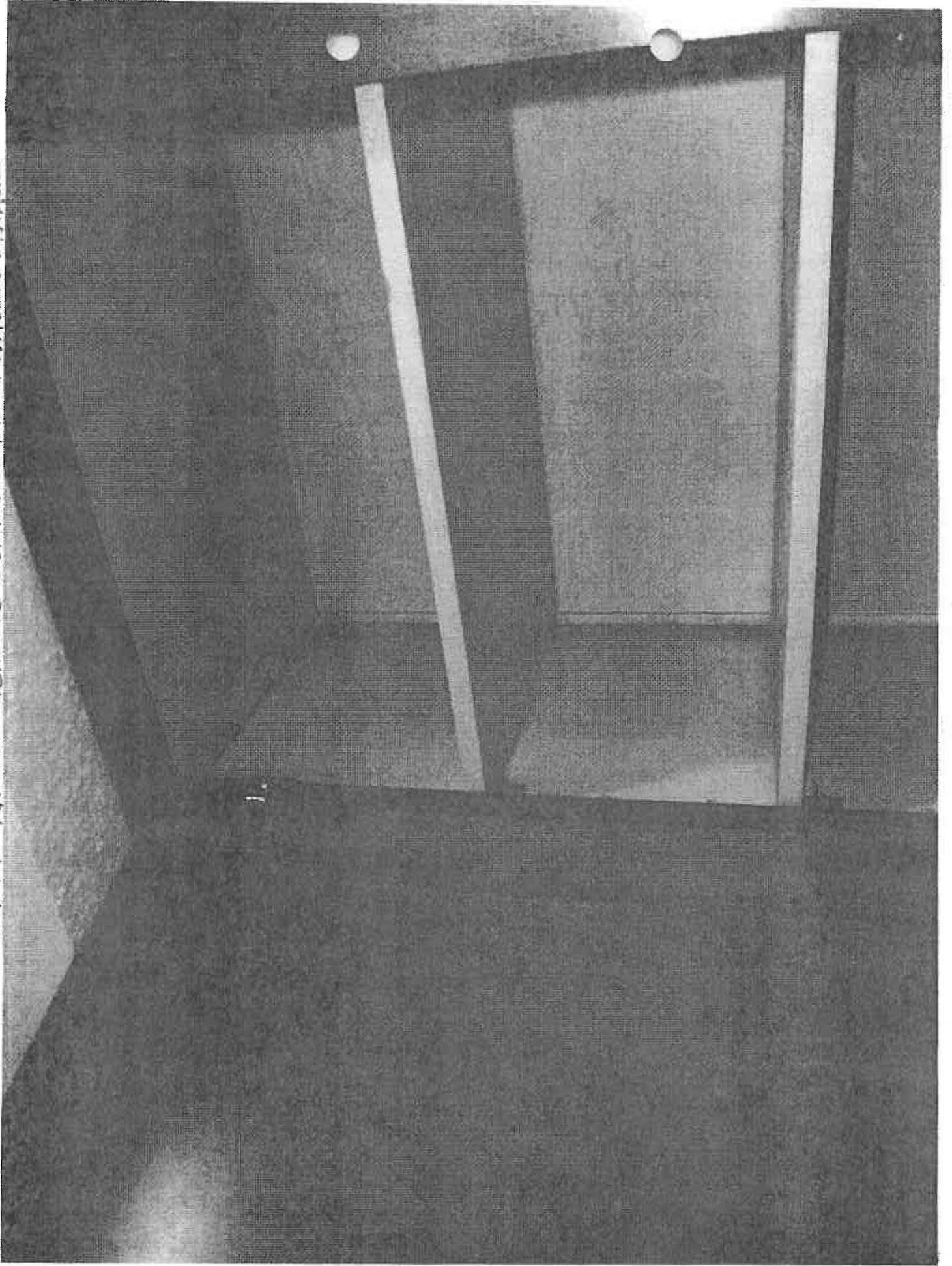
Repair/replace the water damaged cabinets. BMC 16.04.060(a)

This is the end of this report.

5-D-14 KITCHEN



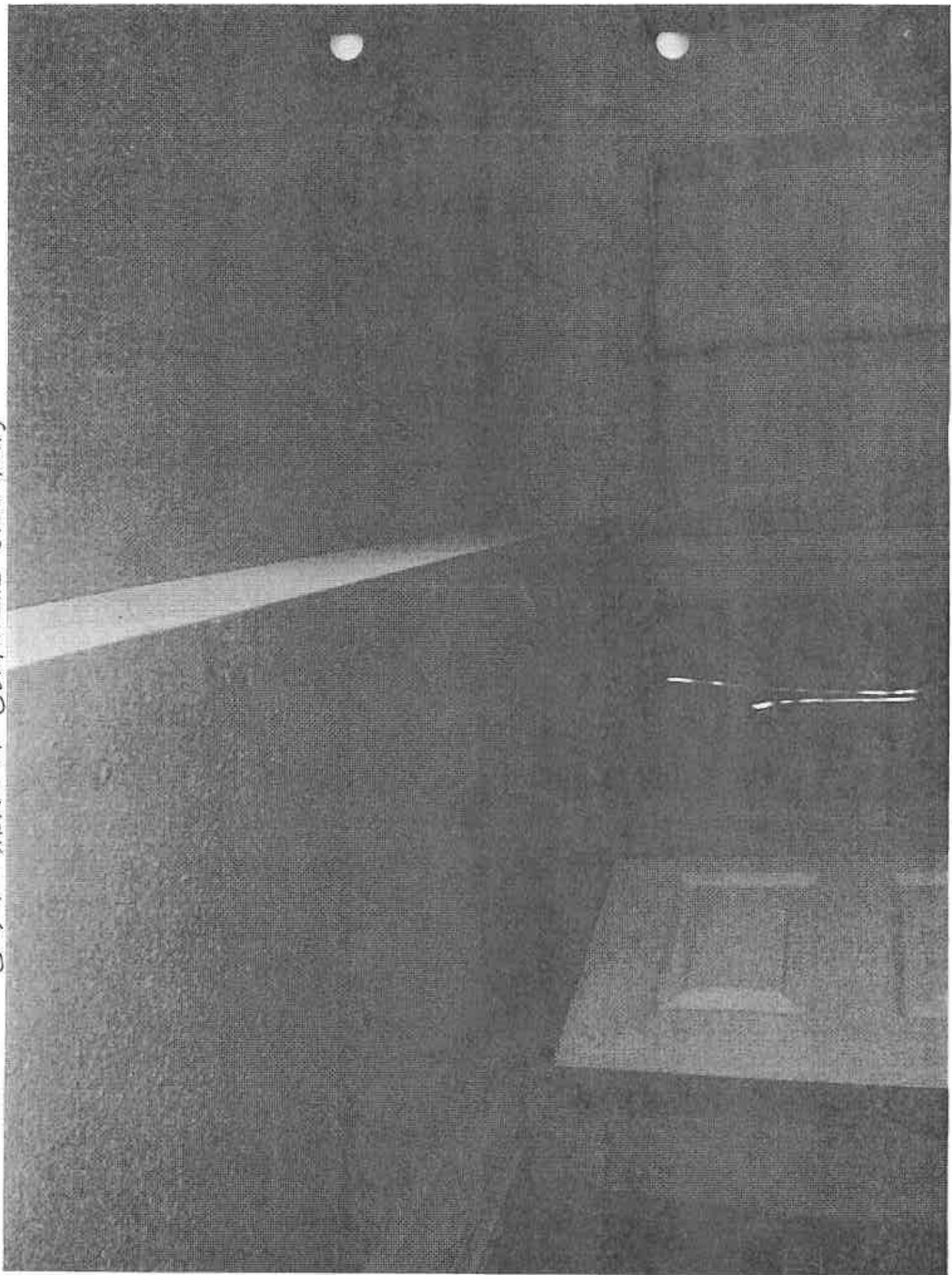
5-7-14 KITCHEN CABINETS SEPARATED FROM WATER DAMAGE



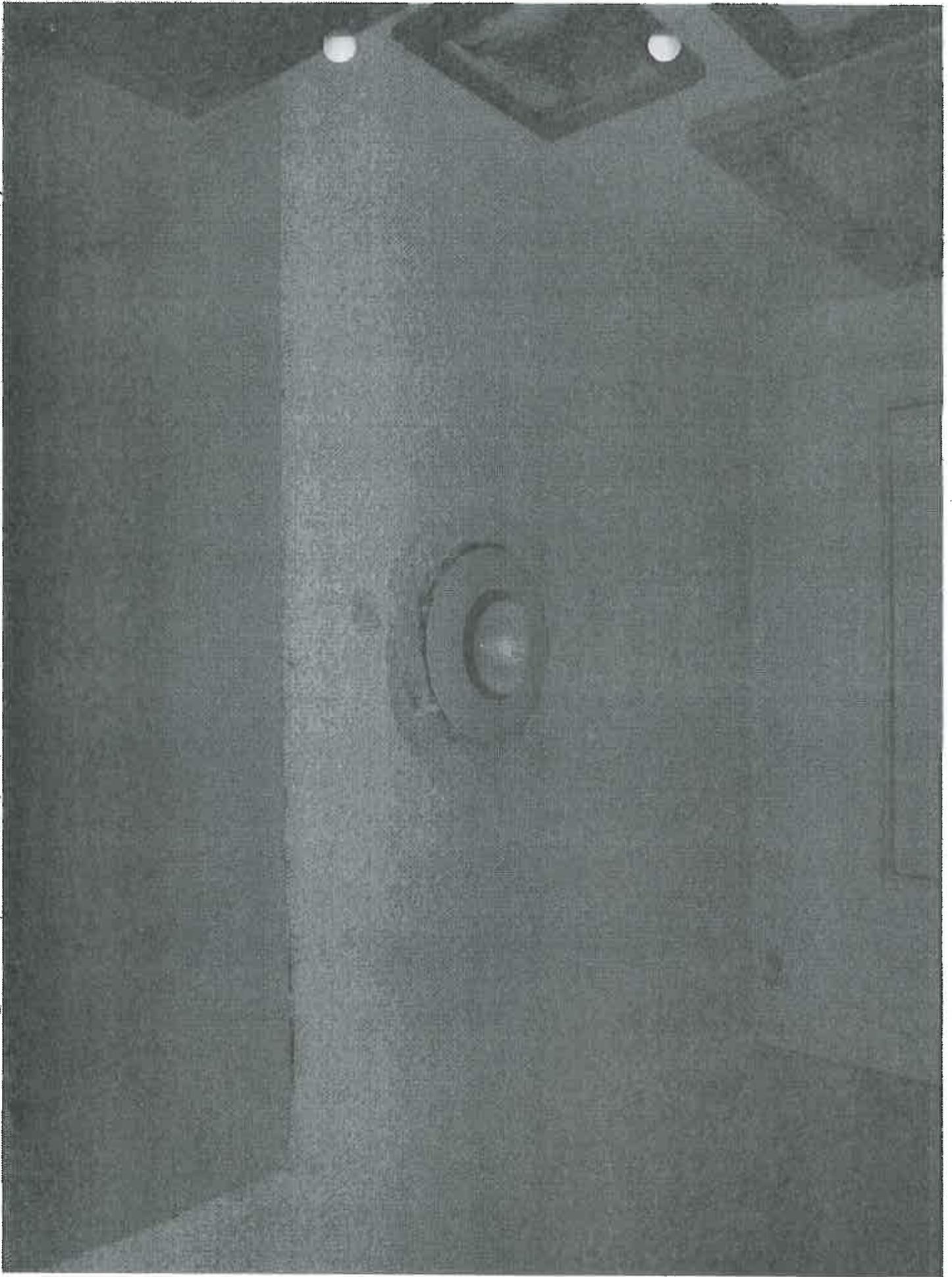
5-D-14 BULK HEAD IN KITCHEN



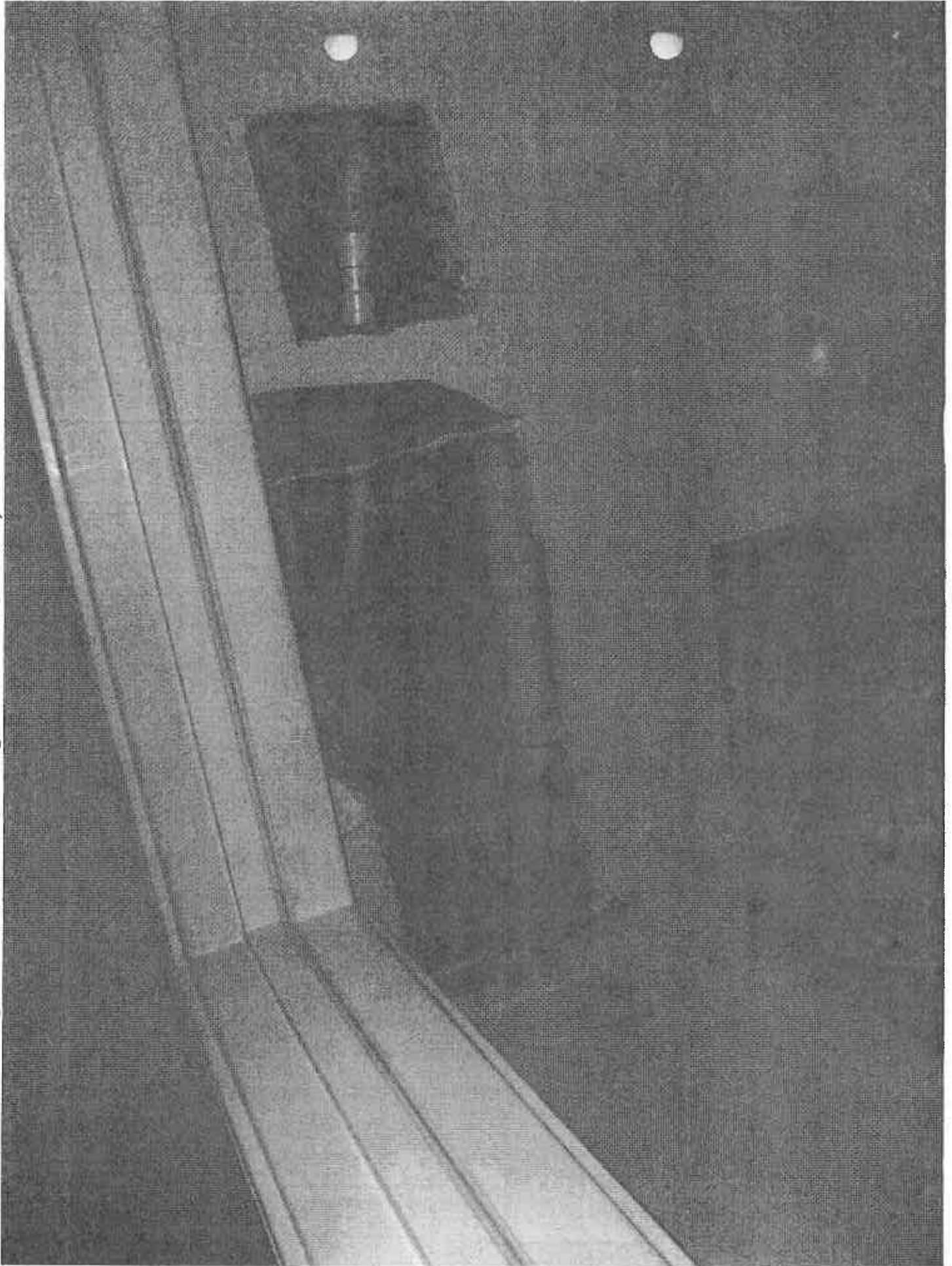
5-7-14 MORE OF BULKHEAD (KITCHEN)



5-D-14 CEILING ADJACENT TO CLOSET AT BASE OF STAIRWAY



3-7-14 CASSET AT BASE OF STAIRWAY





City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition to Rescind Variance**

Meeting Date: September 17, 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-119
Address: 414 S. Lincoln Street
Petitioner: HAND
Inspector: Jo Stong
Staff Report: July 28, 2014: Conducted cycle inspection
July 29, 2014: Filed appeal to rescind variances

This property was previously granted a variance to the bathroom access requirements and the light and ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include these requirements, and the Building Code in place at the time of construction did not address them; therefore we are asking the Board to rescind these variances. The structure was built in 1899.

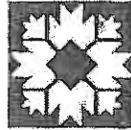
Staff Recommendation: Rescind the variances.
Conditions: None
Attachments: None

f

B



City of Bloomington
H.A.N.D.



City of Bloomington
Housing and Neighborhood Development

Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time

Meeting Date: 17 September 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-120
Address: 3901 E. Barrington Dr.
Petitioner: Jocelyn Hanson
Inspector: Michael Arnold
Staff Report: 17 June 2014 Cycle Inspection
 20 June 2014 Sent Cycle Inspection Report
 01 August 2014 Received Appeal

During the cycle inspection it was noted that tree trimming was needed at the NW corner of the structure. This is a very large tree and is at the base of a steep slope. The petitioner is requesting additional time to address this issue.

Staff recommendation: Grant the request.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 17 November 2014

Attachments: Application, Inspection Report



RECEIVED
AUG 01 2014

BY: EW

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 3901 E. Barrington Dr

Petitioner's Name: Jocelyn Hanson

Address: 3821 E. Barrington Dr. Apt D

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-334-2270 Email Address: jocelyn.hanson@homeisjhart.com

Property Owner's Name: J.C. Hart Company

Address: 805 City Center Dr. Suite 120

City: Carmel State: IN Zip Code: 46032

Phone Number: 317-573-4800 Email Address: _____

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

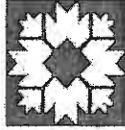
Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 14-TV-120

SEE REVERSE



City of Bloomington Housing and Neighborhood Development

Cycle Report

7641

OWNERS

=====

J.C. Hart Company
805 City Center Drive Suite 120
Carmel, IN 46032

AGENT

=====

White, Amanda
3821-D E. Barrington Dr.
Bloomington, IN 47408

Prop. Location: 3901 E Barrington DR
Number of Units/Structures: 6/1
Units/Bedrooms/Max # of Occupants: 10/3/3

Date Inspected: 06/17/2014
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 2

Inspectors: Mike Arnold
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: none

Monroe County records show this structure was built in 2004. This structure is fully sprinklered and meets Indiana Building Code Section 1009.1 Exception 1.

Typical Unit:

Lower Level:	Main Level:	Upper Level:
Main Room (17-6 x 11-0)	Living Room (20-0 x 11-8)	Front Bedroom (12-2 x 10-8)
Bedroom (11-6 x 10-6)	Kitchen (11-6 x 11-2)	Rear Bedroom (12-2 x 11-6)
Bathroom	½ Bathroom	Front Bathroom
		Rear Bathroom

Typical Egress Window

Height: 27 inches
Width: 34 inches
Sill Height: 23 inches
Openable Area: 6.375 sq. ft.

Note: Only rooms with violations are listed in this report

Interior:

Unit A:

Main Level:

½ Bathroom:

Replace the broken paper holder. BMC 16.04.060(a)

Unit B:

Upper Level:

Rear Bedroom:

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Unit C:

Main Level:

Living Room:

Repair window to latch securely. BMC 16.04.060(b)

Unit D:

Upper Level:

Front Bathroom:

Eliminate the constant running water at the stool. BMC 16.04.060(a)

Unit E:

No violations noted

Unit F:

No violations noted

Exterior:

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e) (NW corner of structure – at the roof).

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: September 17, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-121

Address: 621 W. 4th St.

Petitioner: Charles Cole

Inspector: John Hewett

Staff Report: July 17, 2014 Cycle Inspection conducted
 July 21, 2014 Report was sent
 August 4, 2014 Received appeal

During the Cycle inspection the bathroom floor was identified as being in need of repair. The owner has hired a contractor to make this repair. The contractor has previous work scheduled and will not be able to do this repair work until late October.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadlines stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: October 1, 2014 for the smoke detector; November 10, 2014 for all other violations

Attachments: Cycle report, Applicants letter

for



Application for Appeal
 To The
 Board of Housing Quality Appeals
 P.O. Box 100
 Bloomington, IN 47402
 812-349-3420
 hand@bloomington.in.gov

RECEIVED
 AUG 04 2014
 BY: [Signature]

Property Address: 621 W. 4th Bloomington
 Petitioner's Name: Charles Cole
 Address: 1504 Yellowwood LAKE Rd. Nashville, TN
 City: Nashville State: TN Zip Code: 37207
 Phone Number: 615-988-0025 Email Address: _____
 Property Owner's Name: Charles Cole
 Address: 1504 Yellowwood LAKE Rd.
 City: Nashville State: TN Zip Code: 37207
 Phone Number: 615-988-0025 Email Address: _____
 Occupants: Victor Wyre (B) JAKE SHAW/Charles Cole

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected:

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
 Petition Number 14-TV-121

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

The Bathroom leak problem involves A MAJOR TEAR
-out & RENOVATION. My Contractor, JAY McINNES,
cannot schedule this repair until ~~the~~ late
October.

Signature (required):



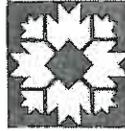
Name (please print):

Charles A. Cole

Date:

8/4/14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

1665

OWNERS

Cole, Charles A.
1504 N. Yellowwood Lake Road
Nashville, IN 47448

Prop. Location: 621 W 4th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 2/1/3

Date Inspected: 07/17/2014	Inspectors: John Hewett
Primary Heat Source: Gas	Foundation Type: Basement
Property Zoning: RC	Attic Access: Yes
Number of Stories: 1	Accessory Structure:

Monroe County Assessor's records indicate this structure was built in 1900.
There were no requirements for emergency egress at the time of construction.

Interior

Unit B

Living room

15-8 x 14-9

No violations noted.

Bedroom

15-3 x 12-4

Existing Egress Window Measurements:

Height: 35.25 inches
Width: 31 inches
Sill Height: 16 inches
Openable Area: 7.5 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom

Replace the water damaged trim across the front of the bathtub. BMC 16.04.060(a)

Kitchen

12-0 x 15-4

No violations noted.

Shared back porch

No violations noted.

Unit A

Kitchen

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

Bathroom

No violations noted.

Center Living room

15-2 x 15-4

The smoke detector in this room appears to be more than ten years old and may not provide adequate protection. Install new a smoke detector in an improved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

W bedroom

6-4 x 22-0

This room has a door to the exterior for emergency egress.

NE bedroom

15-3 x 15-3

This room has a door to the exterior for emergency egress.

Basement

Repair the leak that appears to be in the drain plumbing of the bathtub in Unit B. BMC 16.04.060(c)

Exterior

No violations noted.

Other requirements

Required documentation:

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner and provided to the office within 60 days of the date of the inspection or a \$25.00 fee will be levied.** BMC 16.03.010(b), BMC 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition to Rescind Variance**

Meeting Date: 17 September 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-123

Address: 623 W. 13th St.

Petitioner: HAND

Inspector: Michael Arnold

Staff Report: 26 March 2014 Cycle Inspection
03 July 2014 Reinspection completed
21 March 2014 Appeal for extension of time
21 May 2014 Extension granted for exterior painting
14 July 2014 Exterior in compliance
08 August 2014 Received application to rescind variance

This property was previously granted a variance for direct access to the bathroom requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include requirements for direct access to the bathroom and the Building Code in place at the time of construction did not address direct access to the bathroom; therefore we are asking the Board to rescind this variance. Monroe County records show this structure was built in 1910.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Cycle Inspection, Application

A



Application for Appeal
 To The
 Board of Housing Quality Appeals
 P.O. Box 100
 Bloomington, IN 47402
 812-349-3420
hand@bloomington.in.gov

Property Address: 623 W 13th ST

Petitioner's Name: HAND

Address: 623 W 13th ST

City: B State: IN Zip Code: 47403

Phone Number: Email Address:

Property Owner's Name: I & P Rentals, LLC

Address: 4121 WOODLAWN DR

City: B State: IN Zip Code: 47403

Phone Number: 330-4660 Email Address:

Occupants:

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
 Petition Number 14-RV-122

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

This property has an access variance from 1980. There are no access issues at this location. This variance needs to be deleted.

Signature (required): *Michael Angelo*

Name (please print): *Michael Angelo* Date: *3/3/14*

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

2816

OWNERS

=====

Weddle, Phyllis
3702 E. Bethel Lane
Bloomington, IN 47408

AGENT

=====

Weddle, Roger
4121 Woodlyn Drive
Bloomington, IN 47403

Prop. Location: 623 W 13th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/2/3

Date Inspected: 03/26/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspectors: Mike Arnold
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: det. garage

VARIANCE

10/29/1980 The Board of Housing Quality Appeals granted a variance to the access requirement provided the property remains a single family unit.

Monroe County records show this structure was built in 1910. There were no minimum emergency egress requirements at the time of construction.

Interior:

Main Structure:

Living Room (13-5 x 13-4), Back Porch Room (18-6 x 8-6):

No violations noted

Kitchen (13-5 x 6-5):

Every window shall be capable of being easily opened and held in position by its own hardware.

BMC 16.04.060(b)

Bathroom:

No violations noted

Hallway:

Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

NW Bedroom (13-10 x 13-9):

This room has a door to the exterior.

Repair window to latch securely. BMC 16.04.060(b)(North wall-east window).

SW Bedroom (11-3 x 9-0):

Existing Egress Window Measurements:

Height: 34 inches
Width: 35 inches
Sill Height: 24 inches
Openable Area: 8.27 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Scrape and paint interior surfaces where paint is peeling or wood is exposed. BMC 16.04.060(f) (window sill and trim under window).

Detached Garage:

No violations noted

Exterior:

Main Structure:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (Including exterior side of windows, window trim and window wells). (This item has a deadline of 26 March 2014).

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)

Detached Garage:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item has a deadline of 26 March 2014).

Required Documentation:

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)
Acceptable level in a living space: 9 ppm
Maximum concentration for flue products: 50 ppm
BMC 16.01.060(f) and 16.04.060 (c)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition to Rescind Variance**

Meeting Date: 17 September 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-123
Address: 1313 E. Matlock Rd.
Petitioner: HAND
Inspector: Michael Arnold
Staff Report: 03 June 2014 Cycle Inspection
 27 June 2014 Reinspection Scheduled
 08 August 2014 Application to repeal variance

This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction did not address minimum ceiling height; therefore we are asking the Board to rescind this variance. Monroe County records show this structure was built in 1950.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: Cycle Inspection, Application

AL



Application for Appeal
 To The
 Board of Housing Quality Appeals
 P.O. Box 100
 Bloomington, IN 47402
 812-349-3420
hand@bloomington.in.gov

Property Address: 1313 1/2 MAPLOCK RD.

Petitioner's Name: HAND

Address: PO Box 100

City: B State: IN Zip Code: 47402

Phone Number: — Email Address: —

Property Owner's Name: JAN RECREATION, LLC

Address: 2501 1/2 MANOR CT

City: B State: IN Zip Code: 47401

Phone Number: 824-7309 Email Address: —

Occupants: —

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
 Petition Number 14-RV-123

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

The Residential Rental Unit & Lodging Est. Inspection Program does not include minimum ceiling height req. & there was no minimum ^{ceiling code} requirement ~~at the time~~ at the time of construction. This structure was built in 1930

Signature (required):

Michael Amadio

Name (please print):

Michael Amadio

Date:

3/3/14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

6941

OWNERS

Jam Recreation, Llc
2501 E. Manor Court
Bloomington, IN 47401

Prop. Location: 1313 E Matlock RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 06/03/2014
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 2

Inspectors: Mike Arnold
Foundation Type: Basement
Attic Access: N/A
Accessory Structure: none

Monroe County records show this structure was before 1950. There were no minimum emergency egress requirements at the time of construction.

This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling requirement and the Building Code in place at the time of construction did not address ceiling height; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

Interior:**Basement:**

C Repair the broken window. BMC 16.04.060(b) (South wall)

C Properly secure the hanging light fixture to the junction box and the ceiling. BMC 16.04.060(b)

Main Level:**Living Room [(16-6 x 13-6)+(11-0 x 8-6)]:**

OC Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible. BMC 16.04.060(a)

Kitchen/Dining Area (13-6 x 8-0):

C Replace the missing exhaust fan knob. BMC 16.04.060(b)

Bathroom, Mudroom, Storage Room:

No violations noted

Hallway:

C

Replace the missing hard-wired inter-connected smoke detector. Replacement smoke detector shall be hardwired and inter-connected. IC 22-11-18-3.5

NW Bedroom (11-6 x 9-0), SW Bedroom (14-6 x 8-0):

Existing Egress:

Height: 42 inches
Width: 21 inches
Sill Height: 29 inches
Openable Area: 6.12 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

No violations noted

Upper Level:

Bedroom (14-0 x 7-0):

Existing Egress:

Height: 26 inches
Width: 31 inches
Sill Height: 44 inches
Openable Area: 5.60 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

No violations noted

Exterior:

C

Repair the cracked/loose concrete on the north side patio. BMC 16.04.050(a)

Required Documentation:

6/21/14
C
6/21/14
C

A completed copy of the Tenants & Owners Rights and Responsibilities Summary must be provided to the office or reviewed with the inspector within 60 days of the date of the inspections or a \$25.00 fine will be levied. BMC 16.03.060(c) and BMC 16.10.030(b)

A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050 and BMC 16.10.030(b)

6/21/14
C

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged.

Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm
BMC 16.01.060(f) and 16.04.060 (c)	

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.050(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: September 17, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-124
Address: 815 N. College Ave. Apt 2
Petitioner: GMS – Pavilion Properties
Inspector: Maria McCormick
Staff Report: July 15, 2014 Completed Complaint Inspection
August 11, 2014 Received Application for Appeal

The one of the tenants of this building filed a complaint about flooding when it rained in their basement apartment. There were signs of significant water damage where the walls and floors meet. Only one apartment was inspected in the middle of the building. The petitioner is requesting an extension of time to determine the best cause of action to repair the issues of water infiltration.

Staff recommendation: Grant the extension of time.
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: December 1, 2014
Attachments: Application of Appeal, Complaint Inspection Report

RECEIVED
AUG 11 2014



BY: _____ Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 815 N College Ave

Petitioner's Name: GMS-Pavilion Properties, LLC

Address: 112 E. 3rd St.

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-333-2332 Email Address: _____

Property Owner's Name: GMS-Pavilion Properteis, LLC

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 14-TV-124

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

We are requesting additional time to resolve the water issues that is a result of
the neighboring properties. Our neighbor to the south has cleaned out their
guttering and down spouts. This has helped, but since the construction of the property
to our west, we have not been able to resolve the issue completely. We are currently
exploring all options of how to resolve the issue and are requesting additional time
in order to complete our study.

Signature (required):



Name (please print):

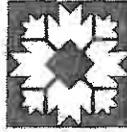
MAC K HOFFMAN

Date:

8/1/14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.

JUL 22 2014



City of Bloomington
Housing and Neighborhood Development

GMS Enterprises
112 E 3rd Street
Bloomington, IN 47401

RE: NOTICE OF COMPLAINT INSPECTION

Dear Owner:

On July 15, 2014 a complaint inspection was performed at 815 N. College Ave. #2. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within 14 days and call this office no later than ~~AUG 05. 2014~~ to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than 14 days to correct the violations, or if you want to appeal any violation, an appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

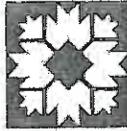
Please remember, it is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection.

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report

Xc: Mark Hoffman; Tenant Tristan Ryan Thomas



City of Bloomington
Housing and Neighborhood Development

Complaint Report

190

OWNERS

Gms Enterprises
112 E. 3rd St.
Bloomington, IN 47401

AGENT

Hoffman, Mark A.
112 E. 3rd Street
Bloomington, IN 47401

TENANT

Tristan Ryan Thomas
815 N. College Ave Apt. #2
Bloomington, IN 47404

Prop. Location: 815 N College AVE
Units/Bedrooms/Max # of Occupants: 2/1/2 10/2/4
Date Inspected: 07/15/2014
Primary Heat Source: Gas
Property Zoning: CD
Number of Stories: 2

Number of Units/Structures: 12/1
Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

The following items are the result of a complaint inspection conducted on 07/15/2014. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines of up to \$100.00/day. If you have questions regarding this report, please contact this office at 349-3420.

Apt. #2

South Bedroom:

Determine the source and eliminate the water infiltration that is causing the water damage to the walls and baseboard trim. BMC 16.04.060(a) & BMC 16.04.060(b)

Replace all the damaged and deteriorated baseboard trim. BMC 16.04.060(a)

This is the end of this report



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition to Rescind Variance**

Meeting Date: September 17, 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-125
Address: 629 – 629 ½ N. College Ave.
Petitioner: HAND
Inspector: Dee Wills
Staff Report: July 14, 2014 Completed Cycle Inspection
August 08, 2014 Application for Appeal

This property built in 1900, was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.
Conditions: None
Attachments: Application for Appeal, Cycle Report

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

RESCIND THE VARIANCE FOR
THE CEILING HEIGHT

Signature (required):

Dee Wills

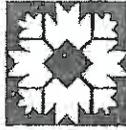
Name (please print):

DEE WILLS

Date:

8-8-14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

2186

OWNERS

Simpson, John C.
214 N. Rogers St.
Bloomington, IN 47404

AGENT

Waltz, Tyler
6199 W. Ratliff Rd.
Bloomington, IN 47404

Prop. Location: 629 N College AVE, 629 1/2 N College AVE
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: 1/4/5 1/Bff/5

Date Inspected: 07/14/2014
Primary Heat Source: Gas
Property Zoning: CD
Number of Stories: 2

Inspectors: Dee Wills
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

VARIANCE

08/10/1995 Special exception to the minimum ceiling height requirement in the attic top half with the condition that the ceiling light fixture be removed and another approved means of lighting be installed.

Monroe County Assessor's records indicate this structure was built in 1900.
There are no minimum requirements for emergency egress at the time of construction.

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

INTERIOR

Upper Unit

Main Level

Living Room (measure at re-inspection)

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Note: The fireplace in this room has been sealed from use.

Front NE Bedroom (12-3 x 15-1)

No violations noted.

Existing Egress Window Measurements: Dbl. Pop-out

Height: 28.50 inches

Width: 43 inches

Sill Height: 23 inches

Openable Area: 8.51 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Dining Room (15-3 x 12-9)

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(b)

Deck

No violations noted.

East Bathroom

No violations noted.

NE Bedroom (14-3 x 14-5)

No violations noted.

Existing Egress Window Measurements: Dbl. Pop-out

Height: 29 inches

Width: 36.75 inches

Sill Height: 23 inches

Openable Area: 7.40 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Hallway

Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

NW Bedroom (14-5 x 13-3)

No violations noted.

Existing Egress Window Measurements: Dbl. Pop-out

Height: 29 inches

Width: 30.75 inches

Sill Height: 23 inches

Openable Area: 6.19 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

West Bathroom

No violations noted.

Pantry Area/ Hall

Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Kitchen (10-1 x 12-9)

No violations noted.

Back Enclosed Porch/ Laundry Area

No violations noted.

Upper Level

Bedroom (12-0 x 14-2)

Replace the missing floor covering. BMC 16.04.060(a)

Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Closet Area

Replace missing light switch cover plate. BMC 16.04.060(a)

Attic

No violations noted.

Basement

Properly secure all support posts at the top and bottom to eliminate the possibility of movement. BMC 16.04.060(b)

Lower Unit

Living Room/ Bedroom (14-0 x 15-3)

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Kitchen (8-7 x 14-0)

No violations noted.

Bathroom

No violations noted.

EXTERIOR

Secure the back handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b)

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)

Properly tuck point all missing or defective mortar joints on foundation of structure. BMC 16.04.040(a) and BMC 16.04.050(a)

Properly tuck point all missing or defective mortar joints on the retaining wall. BMC 16.04.040(a) and BMC 16.04.050(a)

Properly tuck point all missing or defective mortar joints on the front porch. BMC 16.04.040(a) and BMC 16.04.050(a)

Other requirements

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition to Rescind Variance**

Meeting Date: September 17, 2014
Petition Type: Rescind a variance
Petition Number: 14-RV-126
Address: 405 ½ S. Walnut St.
Petitioner: HAND
Inspector: Dee Wills
Staff Report: July 14, 2014 Completed Cycle Inspection
August 13, 2014 Application for Appeal

This property built in 1948, was previously granted a variance to the mechanical ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a mechanical ventilation requirement and the Building Code in place at the time of construction did not address mechanical ventilation; therefore we are asking the Board to rescind this variance.

Staff Recommendation: Rescind the variance.
Conditions: None
Attachments: Application for Appeal, Cycle Report



Application for Appeal
 To The
 Board of Housing Quality Appeals
 P.O. Box 100
 Bloomington, IN 47402
 812-349-3420
hand@bloomington.in.gov

Property Address: 405 1/2 S. Walnut St

Petitioner's Name: HAND

Address: 401 N. Morton

City: Bloomington State: Ind Zip Code: _____

Phone Number: _____ Email Address: _____

Property Owner's Name: Debra May

Address: 3543 Coveraster

City: Bloomington State: Ind Zip Code: 47401

Phone Number: 812-322-6530 Email Address: DM78833@GMAIL.COM

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
 Petition Number 14-RV-126

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

*Rescind the Variance To
the Mechanical Ventilation
in Bathrooms*

Signature (required): *Dee Wills*

Name (please print): DEE WILLS Date: 8-13-14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

2253

OWNERS

May, Doran
3543 Covenanter
Bloomington, IN 47401

Prop. Location: 405 1/2 S Walnut ST
Number of Units/Structures: 6/1
Units/Bedrooms/Max # of Occupants: 1/Eff/5 2/1/5 2/2/5 1/3/5

Date Inspected: 07/14/2014
Primary Heat Source: Gas
Property Zoning: CG
Number of Stories: 2

Inspectors: Dee Wills
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

VARIANCE

Unit #1 is commercial.
UNIT #7 IS NOT TO BE USED AS HABITABLE SPACE.

12/01/1976 Granted a variance to the mechanical ventilation in the bathrooms in all apartments.

This property was previously granted a variance to the mechanical ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a mechanical ventilation requirement and the Building Code in place at the time of construction did not address mechanical ventilation; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

Monroe County Assessor's records indicate this structure was built in 1948.
There are no minimum requirements for emergency egress at the time of construction.

INTERIOR

General Statement:

Provide operating power to all smoke detectors in every unit and common hallway. IC 22-11-18-3.5

Unit # 2

This unit has 1 approved sleeping room. During the cycle inspection, conditions were noted that indicate that this property may be in violation of Bloomington Municipal Code Title 20 with regard to sleeping rooms and density. This unit is currently being used as a 2 bedroom unit. This unit needs to be brought into compliance with Title 20 within sixty (60) days from the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department. *The City's Planning Department will be the Department which decides whether or not a violation of Title 20 has occurred and whether or not any violation of Title 20 has been remedied.* For more information, please contact the Planning Department at 349-3423. *Please note that the City of Bloomington Housing and Neighborhood Development Department will not issue a residential rental occupancy permit for any property that is not compliance with Title 20 of the Bloomington Municipal Code.*

Kitchen (measure at re-inspection)

See General Statement.

Right Bedroom (11-1 x 9-9)

Install grill cover on the air conditioning unit. BMC 16.04.060(c)

Existing Egress Window Measurements:

Height: 45 inches
Width: 23 inches
Sill Height: 36 inches
Openable Area: 7.18 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom

Repair the surface of the ceiling around the light fixture to be free of holes. BMC 16.04.060(a)

Properly re-caulk around the sink to eliminate water infiltration. BMC 16.04.060(a)

Repair the surface of the ceiling to be free of peeling paint and sagging materials. BMC 16.04.060(a)

Left Bedroom (15-1 x 12-9)

Install grill cover on the air conditioning unit. BMC 16.04.060(c)

Existing Egress Window Measurements:

Height: 45 inches

Width: 23 inches

Sill Height: 36 inches

Openable Area: 7.08 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Unit # 3

This unit has 1 approved sleeping room. During the cycle inspection, conditions were noted that indicate that this property may be in violation of Bloomington Municipal Code Title 20 with regard to sleeping rooms and density. This unit is currently being used as a 2 bedroom unit. This unit needs to be brought into compliance with Title 20 within sixty (60) days from the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department. *The City's Planning Department will be the Department which decides whether or not a violation of Title 20 has occurred and whether or not any violation of Title 20 has been remedied.* For more information, please contact the Planning Department at 349-3423. *Please note that the City of Bloomington Housing and Neighborhood Development Department will not issue a residential rental occupancy permit for any property that is not compliance with Title 20 of the Bloomington Municipal Code.*

Kitchen (measure at re-inspection)

See General Statement.

Left Bedroom (10-0 x 9-5)

No violations noted.

Existing Egress Window Measurements:

Height: 45 inches

Width: 23 inches

Sill Height: 36 inches

Openable Area: 7.08 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
BMC 16.04.060(a)

Replace all damaged or missing tile(s) in the bathtub surround. BMC 16.04.060(a)

Right Bedroom (14-6 x 10-2)

No violations noted.

Existing Egress Window Measurements:

Height: 29 inches
Width: 20.50 inches
Sill Height: 53 inches
Openable Area: 4.12 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Unit # 4

Living Room/ Kitchen (measure at re-inspection)

See General Statement.

Bedroom (10-1 x 8-6)

No violations noted.

Existing Egress Window Measurements:

Height: 29 inches
Width: 20.75 inches
Sill Height: 53 inches
Openable Area: 4.17 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom

Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

Unit # 5

Living Room/ Kitchen (12-8 x 11-0)

See General Statement.

Repair or replace faucet knob assembly in a manner so that it functions as intended. BMC
16.04.060(b)

Existing Egress Window Measurements:

Height: 32.50 inches
Width: 20.50 inches
Sill Height: 49 inches
Openable Area: 4.62 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Unit # 6

Living Room/ Kitchen (measure at re-inspection)

See General Statement.

Bedroom (10-7 x 8-3)

Repair the window to open and close completely as intended and to be weather tight. BMC
16.04.060(a)

Existing Egress Window Measurements:

Height: 32.50 inches
Width: 20.50 inches
Sill Height: 49 inches
Openable Area: 4.62 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom

Properly wire (or replace) GFCI protected receptacle so that it functions as intended. BMC
16.04.060(b)

Unit # 8

Entryway/ Hallway

See General Statement.

Repair the surface of the ceiling where the walls meet to be free of all cracks. BMC
16.04.060(a)

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Kitchen (measure at re-inspection)

Repair the surface of the ceiling to be free of holes and cracks. BMC 16.04.060(a)

Living Room (20-3 x 17-1)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
BMC 16.04.060(a)

Properly repair all damaged/ deteriorated window framing. BMC 16.04.060(a)

Storage Room (12-8 x 7-1)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Repair the south and east walls. BMC 16.04.060(a)

Properly repair all damaged/ deteriorated window framing. BMC 16.04.060(a)

West Bedroom (12-8 x 11-9)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Repair the south and east walls. BMC 16.04.060(a)

Properly repair all damaged/ deteriorated window framing. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 45 inches

Width: 28 inches

Sill Height: 36 inches

Openable Area: 8.75 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom

Replace the broken toilet seat cover. BMC 16.04.060(a)

Repair the surface of the ceiling where the walls meet to be free of all cracks. BMC 16.04.060(a)

East Bedroom (31-1 x 10-5)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Repair the south and east walls. BMC 16.04.060(a)

Properly repair all damaged/ deteriorated window framing. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 45 inches

Width: 28 inches

Sill Height: 36 inches

Openable Area: 8.75 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Common Hallway

Properly secure the baseboard trim. BMC 16.04.060(a)

Replace all of the missing smoke detectors. IC22-11-18-3.5

Replace the missing and deteriorated (cracked and peeling) glazing compound on the front west entry door. BMC 16.04.050(a)

Scrape and paint interior surfaces of the back east window where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

EXTERIOR

Properly repair/ replace the damaged block on the northwest bottom corner of the structure. BMC 16.04.050(a)

Properly reconnect downspout on the southeast corner in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Properly tuck point all missing or defective mortar joints on the southwest bottom corner of structure. BMC 16.04.040(a) and BMC 16.04.050(a)

Repair/ replace the broken trim board above the middle entry door. BMC 16.04.050(a)

Replace the missing and deteriorated (cracked and peeling) glazing compound on the middle entry door. BMC 16.04.050(a)

Replace the missing and deteriorated (cracked and peeling) glazing compound on the back east window. BMC 16.04.050(a)

Scrape and paint exterior surfaces of the back east window where paint is peeling. BMC 16.04.050(e)

(the painting violation has a one-year deadline from the date of the cycle inspection)

Thoroughly clean and service the gas boiler, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)
Acceptable level in a living space: 9 ppm
Maximum concentration for flue products: 50 ppm
BMC 16.01.060(f) and 16.04.060 (c)

Other requirements

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection **or a \$25.00 fine will be levied.** BMC 16.12.050 (d) and 16.10.030(b)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied.** BMC16.12.040 and 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: September 17, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-127
Address: 713 N. Park
Petitioner: Candi Mullis, Parker Real Estate Mgt.
Inspector: Dee Wills
Staff Report: May 05, 2014 Completed Cycle Inspection
July 15, 2014 Re-inspection is scheduled for August 26, 2014
August 13, 2014 Received Application for Appeal

Petitioner is requesting an extension of time to complete repairs for the exterior cedar siding. All other repairs have been completed and scheduled for re-inspection. Due to the busy turn over season upon their contractors, the petitioner requests an extension to November 28, 2014.

Staff recommendation: Grant the Extension
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: November 28, 2014
Attachments: Application for Appeal, Cycle Report

44



RECEIVED
AUG 10 2014

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

BY: _____

Property Address: 713 N. Park Ave

Petitioner's Name: CANDI Mullis

Address: 621 N. Walnut St / P.O. Box 1112

City: Bloomington State: IN Zip Code: 47404 / 47402

Phone Number: 812-339-2115 Email Address: cmullis@parkermgt.com

Property Owner's Name: Shankar N. + Getta Ghose

Address: 205 Cherrywood Terrace

City: Gaithersburg State: Md Zip Code: 20878

Phone Number: 301-869-8347 Email Address: ghoseathome@comcast.net

Occupants: Eduardo Lara-Nellosea, Josh Greene, Charles Lennon

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 14-TV-127

SEE REVERSE



November 14, 2012

City Of Bloomington
Housing and Neighborhood Development
P.O. Box 100
Bloomington, Indiana 47402

To Whom It May Concern:

Enclosed you will find the Application for Appeal and the \$20.00 filing fee for 713 N Park Ave.

A cycle inspection was conducted on May 12, 2014. All violations will be corrected except for the exterior cedar siding that is deteriorated. There is a final inspection on August 26, 2014 and all other repairs have been completed.

The siding repairs have been approved by the owner but with the busy turn over season upon our contractors, we need to have an extension of time till November 28, 2014 to complete this replacement.

For the reason stated above we are requesting the extension of time.

Yours Truly,
Candi Mullis
Maintenance Coordinator
Parker Real Estate Mgt.
cmullis@parkermgt.com
812-339-2115



City of Bloomington
Housing and Neighborhood Development

AMENDED REPORT
Cycle Report

1567

OWNERS

Ghose, Shankar N. & Getta
205 Cherrywood Ter.
Gaithersburg, MD 20878

AGENT

Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 713 N Park AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3
Date Inspected: 05/12/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Inspectors: Dee Wills
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1930.
There are no minimum requirements for emergency egress at the time of construction.

INTERIOR

Main Level

Living Room (17-3 x 11-3)

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC
16.04.060(a)

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Dining Room (10-9 x 12-5)

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. BMC 16.04.060(a)

Back Hallway, Entryway

Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Kitchen (9-8 x 9-0)

No violations noted.

Basement

Replace the missing smoke detector. IC22-11-18-3.5

Properly tuck point all missing or defective mortar joints, including where the floor and walls meet. BMC 16.04.040(a) and BMC 16.04.050(a)

Ⓒ Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

SE Bedroom (11 x 8-9)

No violations noted.

Existing Egress Window Measurements:

Height: 48.50 inches
Width: 29 inches
Sill Height: 30 inches
Openable Area: 9.76 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Upper Level

Hallway

No violations noted.

South Bedroom (13-4 x 9-8) Measure window at re-inspection

Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(a)

South Closet

Properly repair/ replace the deteriorated and peeling wallpaper. BMC 16.04.060(a)

Bathroom

No violations noted.

North Bedroom (13-4 x 9-1) Measure window at re-inspection

Properly repair the windows to be openable, to lock securely using its own hardware, and to be weather tight. BMC 16.04.060(b)

EXTERIOR

Properly repair or replace damaged/deteriorated fascia on the front north corner in a manner that seals all openings. BMC 16.04.050(a)

Properly repair or replace all damaged or deteriorated siding in a manner that leaves the structure weather tight and excludes the entrance of rodents. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

Remove the vines that are growing on the north side of structure. BMC 16.04.050(b)

Properly tuck point all missing or defective mortar joints. BMC 16.04.040(a) and BMC 16.04.050(a)

Properly repair/ replace and plumb the deteriorated, falling retaining wall in back of property. BMC 16.04.050(a)

Other requirements

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition to Rescind Variance**

Meeting Date: September 17, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-128

Address: 1119 N. Madison St.

Petitioner: HAND

Inspector: John Hewett

Staff Report: February 11, 1999 Granted a variance for ceiling height
February 28, 2014 Cycle Inspection
August 14, 2014 Re-inspection, all complied.
August 14, 2014 HAND requests variance be rescinded.

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction is no longer enforceable; therefore we are asking the Board to rescind this variance. This property was built in 1978

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: September 17, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-129
Address: 704 E. 1st Street
Petitioner: Jeff Zarya
Inspector: Jo Stong
Staff Report: August 21, 2013: Conducted cycle inspection
August 29, 2014: Sent cycle report
October 20, 2014: Conducted reinspection
November 6, 2014: Sent remaining violations report
June 27, 2014: Sent exterior extension reminder
August 18, 2014: Received appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted, including exterior painting. The petitioner is requesting an extension of time to complete the painting.

Staff recommendation: Grant the extension of time
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: November 17, 2014
Attachments: Cycle report

Cycle Inspection Report

7615

OWNERS

=====

Zaraya, Melissa & Jeffrey
4407 Underwood Rd
Baltimore, MD 21218

AGENT

=====

Gregory, Becky
814 S. Henderson Street
Bloomington, IN 47401

Prop. Location: 704 E 1st ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 08/20/2013
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1925.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Entry Hall:

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Dining Room (13-9 x 12-4), Kitchen (16-8 x 9-3), Mudroom/Laundry Room, Half Bath:

No violations noted.

Living Room (23-4 x 15-8):

Show documentation that the fireplace has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

SECOND FLOOR

Loft/Hall:

Repair the broken window on the south wall (east window, lower sash). BMC 16.04.060(b)

Southwest Bedroom (10-5 x 9-5):

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 23 inches

Width: 25 inches

Sill Height: 25 inches

Openable Area: 3.99 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Northwest Bedroom (15-9 x 11-1):

Repair the broken window on the north wall (east window, lower sash). BMC 16.04.060(b)

Existing Egress Window Measurements (double-hung):

Height: 23 $\frac{3}{4}$ inches

Width: 33 inches

Sill Height: 25 inches

Openable Area: 5.44 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Northeast Bedroom (15-6 x 12-4):

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 24 $\frac{1}{4}$ inches

Width: 33 inches

Sill Height: 25 inches

Openable Area: 5.56 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom:

No violations noted.

BASEMENT

Northeast Storage Room:

Replace the broken light fixture. BMC 16.04.060(b), (c)

Main Room:

Thoroughly clean and service the furnace. Inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm BMC 16.01.060(f) and 16.04.060 (c)

Old Garage:

Install a duct system on the dryer that exhausts to the exterior of the structure. Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. BMC 16.04.060(c)

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed, BMC 16.04.050(e) (second story north and east sides, rear porch south side, other areas with peeling paint)
The painting violation has a one-year deadline from the date of the cycle inspection.

OTHER REQUIREMENTS:

Required documentation:

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner and provided to the office within 60 days of the date of the inspection or a \$25.00 fee will be levied.** BMC 16.03.010(b), BMC 16.10.030(b)

Required documentation:

A completed copy of the Tenants & Owners Rights and Responsibilities Summary must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection **or a \$25.00 fine will be levied.** BMC16.03.060(c), BMC16.10.030(b)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner shall at that time jointly complete an inventory and damage list, and this shall be signed by the owner and at least one tenant. Duplicate copies of the inventory and damage list shall be

retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection **or a \$25.00 fine will be levied.** BMC 16.03.050(e), BMC 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: September 17, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-130
Address: 1723 N. Lincoln St.
Petitioner: Olympus Properties, Mike Baldomero
Inspector: Maria McCormick
Staff Report: July 14, 2014 Completed Cycle Inspection
August 18, 2014 Received Application for Appeal

During the cycle inspection it was noted that the egress windows do not meet code at the time of construction. The petitioner is requesting an extension of time to obtain a variance from the State of Indiana.

The relevant Code is 1989 Indiana Building Code Section 1204:
Openable Area Required: 5.70 sq. ft. Existing Area: 4.84 sq. ft.
Clear Width Required: 20" Existing Width: 34"
Clear Height Required: 24" Existing Height: 20 1/2 "
Maximum Sill Height: 44" aff Existing Sill height: 36" aff

Staff recommendation: Grant the extension of time.
Conditions: The State variance must be received by the HAND office no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: November 1, 2014
Attachments: Application of Appeal, Cycle Report

B



Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 1723 North Lincoln Street

Petitioner's Name: Mike Baldomero, Property Manager, Olympus Properties

Address: 2620 N. Walnut Street

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123348200

E-mail Address: manager@olympusproperties.com

Owner's Name: David P. Johnson

Address: 1455 North Westview Street

City: Linton

State: Indiana



Zip Code: 47441

Phone Number: 8128478134

E-mail Address: manager@olympusproperties.com

Occupants:

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: A modification or exception to the Housing Property Maintenance Code. (Petition Type: V)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 14-TV-130

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Dear HAND Evaluative Personnel:

We received a letter July 21, 2014, stating that the above property will not be issued a new occupancy permit due to a window egress issue identified in the report (attached). We are presently requesting a variance to the stated code with regard to the window egress minimum requirements. We have filled out the necessary paperwork to request the variance (Variance Application and Instructions) as directed in your communication.

We respectfully request an extension to the deadline (stated in the letter as September 19, 2014 to schedule a re-inspection) for address regarding this issue. We may very well have the issue addressed and have the variance in hand by that date, but in the event the variance is not on file by that date, or the request for variance is not approved, we will need additional time to make repairs to the property to bring it into stated compliance.

We feel that 60 days is sufficient to complete our process with regard to the Variance or necessary repairs. Thank you for your consideration. I can be reached through the office at (812) 334-8200.

Thank you,

Mike Baldomero
Property Manager
Olympus Properties

Signature (Required):



Name (Print): Michael C. Baldomero Property Manager

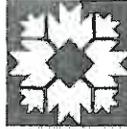
Date: Aug 15, 2014

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form

SEP 21 2014



City of Bloomington
Housing and Neighborhood Development

RENTAL PERMIT INFORMATION

David P. Johnson
22 Westview
Linton, IN 47441

Property Location: 1723 N. Lincoln Street

Please find enclosed the Cycle Inspection Report which detail recommendations and violations found during the recent inspection of your rental property. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by **SEP 19 2014** to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

This report is issued in accordance with BMC 16.10.020(a) and 16.10.040(a) of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Please be advised that non-compliance by the deadlines listed in this letter can limit the permit period to a maximum of three (3) years. A copy of the Notice of Fees can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

If your address has changed since your last inspection, please submit a new registration form to the HAND Department. You can find the registration form online at the website listed above. If you do not have internet access, you may contact HAND at 812-349-3420 and a form will be mailed.

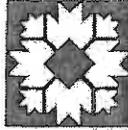
If you have any questions regarding the permit process, please call weekdays between 8:00 a.m. and 5:00 p.m., at (812) 349-3420.

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc: Olympus Properties



City of Bloomington
Housing and Neighborhood Development

Cycle Report

3127

OWNERS

Johnson, David P.
22 Westview
Linton, IN 47441

Prop. Location: 1723 N Lincoln ST
Units/Bedrooms/Max # of Occupants: 1/2/5
Date Inspected: 07/03/2014
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

AGENT

Olympus Properties
2620 N. Walnut Street #1000
Bloomington, IN 47408

Number of Units/Structures: 1/1

Inspectors: Maria McCormick
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1990. These are the minimum requirements for emergency egress for this structure type built at this time.

Clear Height: 24"

Clear Width: 20"

Maximum Sill Height: 44'

Openable Area: 5.70 sq. ft.

INTERIOR:

Living Room 19-9 x 12-0:

Repair or replace the damaged screen on the patio doors. BMC 16.04.060(a)

Kitchen:

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Half Bath/Laundry:

Properly repair floor around the toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Repair or replace the flush handle on the toilet to function as intended. BMC 16.04.060(a)

Hallway/Stairs; Attic:

No violation noted.

Front Bedroom 13-0 x 11-1/Vanity Area; Rear Bedroom 13-1 x 10-7/Vanity Area:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1989. The relevant code is the 1989 Indiana Building Code, section: 1204.

Openable area required: 5.70sq. ft.

Clear width required: 20"

Clear height required: 24"

Maximum sill height: 44" aff

Existing area: 4.84 sq. ft.

Existing width: 34"

Existing height: 20 ½ "

Existing sill: 36" aff

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Jack & Jill Bathroom:

Properly repair the drywall above the shower surround. BMC 16.04.060(a)

EXTERIOR:

No violation noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b); All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition to Rescind Variance**

Meeting Date: September 17, 2014

Petition Type: Rescind a variance

Petition Number: 14-RV-131

Address: 1021 N. Indiana

Petitioner: HAND

Inspector: John Hewett

Staff Report: September 18, 1986 Granted a variance for ceiling height
June 10, 2014 Cycle Inspection
August 15, 2014 Re-inspection, all complied.
August 18, 2014 HAND requests variance be rescinded.

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a ceiling height requirement and the Building Code in place at the time of construction did not address ceiling height; therefore we are asking the Board to rescind this variance. This property was built in 1901

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Relief from an Administrative Decision**

Meeting Date: July 16, 2014
Petition Type: Relief from an administrative decision
Variance Request: Relief from requirements of Title 16
Petition Number: 14-AA-132
Address: 331 E. Varsity Lane
Petitioner: Lingling Chen

March 28, 2014 -- Cycle inspection conducted
June 13, 2014 -- Property complied
June 23, 2014 -- Billing sent
July 25, 2014 -- Past Due billing sent
August 20, 2014 -- Received appeal

Per BMC 16.03.030(e) "Occupancy permits shall be issued for three, four or five year periods as determined by this Subsection:

(1) Three-year permit. A residential rental unit shall receive a three-year permit if the criteria below apply:

(C) If the owner fails to satisfy all outstanding fee assessments issued under this Title within thirty days from the date of billing."

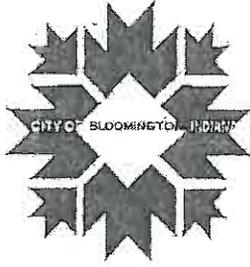
The owner, Ms. Chen, is appealing because she was out of the country and unable to pay her billing statement within the required timeframe to earn a five year permit. She states that she discussed this with the compliance officer at the reinspection in June. The compliance officer does not recall this conversation, but my assumption is that any discussion that may have taken place was taken by the compliance officer as a question of outstanding items on the cycle inspection report. Billing and permitting is done by a different part of the staff. We have a number of owners who travel extensively and they have generally have someone who will handle their property concerns while they are gone. The Ordinance is very clear about when a property will receive a three-year permit and staff does not have the authority to grant exceptions.

Staff recommendation: Deny the relief from requirements of Title 16

Conditions: Outstanding billing statement should be paid no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: September 24, 2014

Attachments: Appeal form, Cycle report



RECEIVED
AUG 20 2014

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 331 Varsity Ln, Bloomington, IN 47408

Petitioner's Name: Lingling Chen

Address: 3715 Mae Ct

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-334-2821 Email Address: lohen77@yahoo.com

Property Owner's Name: Lingling Chen for Lutham LLC

Address: 3715 Mae Ct

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-679-7194 Email Address: _____

Occupants: ~~Profess~~ Brad Klingele, Tanner Wilson, Kyle Carey

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 14-AA-132

SEE REVERSE

August 18, 2014

Dear Committee,

I am writing regarding my rental permit renewal application for 331 Varsity Ln. I am requesting a relief from reverting its rental permit to a three-year permit due to the overdue permit fee.

On Aug.4 I returned from a 40-day trip from China, I found the overdue billing statement in the mail, and called your office. I also wrote a letter to your office the following day (Aug.5), to further explain my situation. Ms. Lisa Abbott kindly replied my mail and included the Appeal form.

I travel to China to do research every summer, therefore prior to the trip I have tried to make arrangements including payments while I am out of country. During the re-inspection for the rental permit renewal on June 13, I specifically told the inspector that I would be out of country starting June 24 until early August, and asked him if there was anything I needed to do for the permit renewal. He told me that everything was fine and I was good for the 5-year permit.

Given the circumstance, here I am requesting your consideration on the decision of my rental permit, and I would appreciate if you could grant the regular 5-year permit. I would surely remember to arrange for timely payment in the future.

Enclosed please find an itinerary of my China trip, copies of returning boarding passes, and a copy of hotel stay (we were not able to make the connecting flight and had to stay in Chicago one night). The outbound boarding passes are not available because they have been submitted for reimbursement. I could not find the pass from Chicago to Indianapolis, and I used my son's pass instead.

Again, thanks for your time and consideration.

Sincerely yours,



Lingling Chen



City of Bloomington
Housing and Neighborhood Development

APR 07 2014

RENTAL PERMIT INFORMATION

Luthan LLC c/o Lingling Chen
3715 Mae Ct.
Bloomington IN 47401

Property Location: 331 E. Varsity Ln.

Please find enclosed the Cycle Inspection Report which detail recommendations and violations found during the recent inspection of your rental property. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by ~~JAN 07 2014~~ to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

This report is issued in accordance with BMC 16.10.020(a) and 16.10.040(a) of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Please be advised that non-compliance by the deadlines listed in this letter can limit the permit period to a maximum of three (3) years. A copy of the Notice of Fees can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

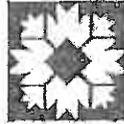
If your address has changed since your last inspection, please submit a new registration form to the HAND Department. You can find the registration form online at the website listed above. If you do not have internet access, you may contact HAND at 812-349-3420 and a form will be mailed.

If you have any questions regarding the permit process, please call weekdays between 8:00 a.m. and 5:00 p.m., at (812) 349-3420.

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Rental Inspection Report



City of Bloomington
Housing and Neighborhood Development

Cycle Report

2039

OWNERS

=====

Luthan Llc C/O Lingling Chen
3715 Mae Ct
Bloomington, IN 47401

Prop. Location: 331 E Varsity LN
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/5

Date Inspected: 03/28/2014
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspectors: Mike Arnold
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: none

Monroe County records show this structure was built in 1985. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches
Width: 18 inches
Sill Height: 48 inches
Openable Area: 4.75 sq. ft.

Interior:

Lower Level:

Bedroom (22-6 x 14-0):

This room has a door to the exterior

No violations noted

Utility Room/Bathroom:

No violations noted.

Main Level:

Living Room (14-0 x 11-0), Kitchen (12-0 x 7-6), ½ Bathroom:

No violations noted

Upper Level:

Bathroom:

No violations noted

Front Bedroom (12-0 x 10-0), Rear Bedroom (12-0 x 10-0):

Existing Egress:

Height: 27 inches
Width: 43 inches
Sill Height: 21 inches
Openable Area: 6.00 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

No violations noted

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic in accordance with current code requirements (seal all holes, particularly where wiring penetrates wall). BMC 16.04.020

Exterior:

The minimum height required for the deck guardrail at the time of construction was 42". Deck rail shall be made to comply with this requirement. BMC 16.04.050(b)

Required Documentation:

A completed copy of the Tenants & Owners Rights and Responsibilities Summary must be provided to the office or reviewed with the inspector within 60 days of the date of the inspections or a \$25.00 fine will be levied. BMC 16.03.060(c) and BMC 16.10.030(b)

A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050 and BMC 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.050(d)

优胜旅游718-576-6866U Save Travel <u-savetravel@hotmail.com>
To: Lingling Chen
RE: IND-PVG/HKG-IND (6.24-8.3)

April 8, 2014, 11:42 AM

Trip Locator: OQCS73

LINGLING CHEN
ETHAN.CHEN PEYTON

Tuesday 24 June 2014

Air

American Airlines Inc - Flight AA 2926

Status: Confirmed

OPERATED BY ENVOY AIR AS AMERICAN EAGLE

Depart: Indianapolis Int'l Airport
Indianapolis, IN, US

Airline Ref: MUTDOT
Seat: 06B -Confirmed
06C -Confirmed

9:00:00

Class: S-Coach Class

Arrive: Chicago O'Hare Int'l Airport
Chicago, IL, US
9:00:00
Terminal 3

Mileage: 169
Travel Time: 1:00
Stopovers: 0
Aircraft: ER4
Meal Service: Food for Purchase

Remarks:

Tuesday 24 June 2014

Air

American Airlines Inc - Flight AA 0289

Status: Confirmed

Depart: Chicago O'Hare Int'l Airport
Chicago, IL, US

Airline Ref: MUTDOT
Seat: 36H -Confirmed
36J -Confirmed

10:35:00
Terminal 3

Class: S-Coach Class

Arrive: Pu Dong Airport
Shanghai, CN
2014年6月25日星期三
14:05:00
Terminal 2

Mileage: 7055
Travel Time: 14:30
Stopovers: 0

Aircraft: Boeing 777-200/300
Meal Service: Lunch

Remarks:

Sunday 3 August 2014

Air

American Airlines Inc - Flight AA 6116

Status: Confirmed

OPERATED BY CATHAY PACIFIC

Depart: Hong Kong Int'l Airport
Hong Kong, CN
10:35:00
Terminal 1

Airline Ref: MUTDOT

Seat:
Class: N-Coach Class
Mileage: 1823

Arrive: Tokyo Narita Airport
Tokyo, JP
15:55:00
Terminal 2

Travel Time: 4:20
Stopovers: 0
Aircraft: Boeing 777-300
Meal Service: Lunch

Remarks:

CATHAY PACIFIC
 CHEN/LINGLING
 HONG KONG
 NARITA TOKYO
 CX520 3AUG14
 SOLD AS AA8892
 BN: 158 DEP: 1035
 4NOV388 AAFP



AMERICAN AIRLINES
 BOARDING PASS
 NAME OF PASSENGER
 CHEN/LINGLING
 4NOV388 ADV
 TO TOKYO NARITA
 CHICAGO OHARE
 AMERICAN AIRLINES
 CARRIER FLIGHT CLASS DATE TIME
 AA 154 N 03AUG615P
 DATE DEPARTURE TIME SEAT MONO
 86 530P 42H ND
 ADDITIONAL SEAT INFORMATION
 PNR CK WT LKAL 40 200 NO 100 40 100 100 100 100
 MESSAGE NO. 2
 CARRIER AIRLINE 700A 000A 00
 405 /NRT

AMERICAN AIRLINES
 BOARDING PASS
 NAME OF PASSENGER
 PEYTON/ETHANCHEN
 AA 2926 Y 04AUG640A
 DATE DEPARTURE TIME SEAT MONO
 G19A 610A 3C NO
 ADDITIONAL SEAT INFORMATION
 PNR CK WT LKAL 40 200 NO 100 40 100 100 100
 MESSAGE NO. 2
 CARRIER AIRLINE 700A 000A 00
 140 /ORD

my son ←



Hampton Inn-Chicago O'Hare Int'l Airport
 3939 N. Mannheim Rd. • Schiller Park, IL 60176
 Phone (847) 671-1700 • Fax (847) 671-5909



CHEN, LINGLING
 3715 MAE CT

BLOOMINGTON, IN 47401
 US

name
 address

room number: 224/SXB1
 arrival date: 8/3/2014 7:08:00PM
 departure date: 8/4/2014
 adult/child: 1/0
 room rate: 115.00

If the debit/credit card you are using for checkout is attached to a bank to checking account, a hold will be placed on the account for the full undisputed dollar amount to be owed to the hotel, including estimated incidentals, through your date of check-out and such funds will not be released for 72 business hours from the date of check-out or longer at the discretion of your financial institution.

RATE PLAN LV2
 HH#
 AL:
 BONUS AL: CAR:

CONFIRMATION NUMBER: 86570474

8/4/2014 PAGE 1

Rates subject to applicable rates, occupancy, or other taxes. Please do not leave any money or items of value unattended in your room. A safety deposit box is available for you in the lobby. I agree that my liability for this bill is not waived and agree to be held personally liable in the event that the indicated person, company or association fails to pay for any part of the full amount of these charges. I have requested weekly delivery of USA TODAY. If refused, a credit of \$0.75 will be applied to my account. In the event of an emergency, I, or someone in my party, require special evacuation due to a physical disability. Please indicate yes by checking here:

signature:

date	reference	description	amount
8/3/2014	1669018	GUEST ROOM	\$115.00
8/3/2014	1669018	STATE TAX	\$6.90
8/3/2014	1669018	CITY TAX	\$6.33
		WILL BE SETTLED TO VS *6139	\$128.23
		EFFECTIVE BALANCE OF	\$0.00
EXPENSE REPORT SUMMARY			
		14 00:00:00 STAY TOTAL	
ROOM & TAX		\$128.23	\$128.23
DAILY TOTAL		\$128.23	\$128.23

for reservations call 1.800.hampton or visit us online at hampton.com

thanks.

account no.	date of charge	folio/check no. 620805 A
card member name	authorization	initial
establishment no. and location	purchases & services	
	taxes	
	tips & misc.	
signature of card member X	total amount	0.00





City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: September 17, 2014
Petition Type: An extension of time to complete repairs.
Petition Number: 14-TV-133
Address: 4307 E. Cricket Knoll
Petitioner: Carl Briggs
Inspector: Maria McCormick
Staff Report: August 6, 2014 Completed Complaint inspection
August 21, 2014 received application for appeal

The tenants for this property filed a complaint due to excessive water in the crawl space. The petitioner is requesting an extension of time to complete the repairs and installation of a new sump pump and electrical circuits so that the crawl space can adequately dry.

Staff recommendation: Grant the extension of time.
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: September 24, 2014
Attachments: Application of Appeal, Complaint Report



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

RECEIVED
AUG 21 2014

BY: _____

Property Address: 4307 Cricket Knoll

Petitioner's Name: Carl Briggs (Mark Kleinbauer Agent)

Address: 899 S. College Mall Road # 385

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 360-3460

E-mail Address: mkleinba@homefinder.org

Owner's Name: Carl Briggs

Address: 7841 N. Thames Drive

City: Bloomington

State: Indiana

Zip Code: 47408

Phone Number: 812-219-2233

E-mail Address: briggsc@indiana.edu

Occupants: Elizabeth and Justin Smith

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 14-TV-133

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

We need more time to get the crawlspace dried up due to rains. There is no mold in the crawlspace, the pump is installed, but we need to have an electrician add a circuit for the pumps. The toads have been removed from the crawlspace. We expect it to be done within a week or 2 at the most and will call when it is completed.

Signature (Required):



Name (Print):

Mark Kheubagwed

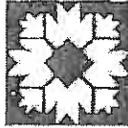
Date:

8/20/14

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City of Bloomington
Housing and Neighborhood Development

AUG 08 2014

Carl Biggs
7841 N. Thames Drive
Bloomington, IN 47408

RE: NOTICE OF COMPLAINT INSPECTION

Dear Owner:

On August 1, 2014 a complaint inspection was performed at 4307 E. Cricket Knoll. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within 14 days and call this office no later than **AUG 22 2014** to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (e) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than 14 days to correct the violations, or if you want to appeal any violation, an appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

Please remember, it is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection.

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report

Xc: Peek & Associates c/o Mark Kleinbauer; Tenants - Justin & Elizabeth Smith



City of Bloomington
Housing and Neighborhood Development

Complaint Report

9199

OWNERS

Briggs, Carl
7841 N. Thames Drive
Bloomington, IN 47408

TENANTS

Justin & Elizabeth Smith
4307 E. Cricket Knoll
Bloomington, IN 47401

AGENT

Peek & Associates C/O Mark Kleinbauer
899 S. College Mall Road #385
Bloomington, IN 47401

Prop. Location: 4307 E Cricket KNL
Units/Bedrooms/Max # of Occupants: 1/4/3
Date Inspected: 08/01/2014
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 2

Number of Units/Structures: 1/1
Inspectors: Maria McCormick
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

The following items are the result of a complaint inspection conducted on 08/01/2014. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines of up to \$100.00/day. If you have questions regarding this report, please contact this office at 349-3420.

Crawl Space –

Remove the standing water in the crawlspace and eliminate the issues causing it. BMC 16.04.050(a) & BMC 16.04.050(b)

Remove all mold and mildew from the crawl space area. BMC 16.04.050(a) & BMC 16.04.050(b)

Remove all rodents and animals from the crawl space area. BMC 16.04.050(a)

This is the end of this report.

